

31 March 2022  
Your reference:  
Our reference: LAS/ZB  
Ask for: Zuber Bapu

Member Services  
Resources Directorate  
Town Hall  
Lancaster Road  
Preston PR1 2RL

[www.preston.gov.uk](http://www.preston.gov.uk)  
tel. 01772 906309  
[z.bapu@preston.gov.uk](mailto:z.bapu@preston.gov.uk)

**To: Members and Officers of  
The City of Preston Town Fund Board**

Dear Sir/Madam

**City of Preston Town Fund Board - 1 April 2022**

You are requested to attend a meeting of the City of Preston Town Fund Board to be held on Friday, 1st April, 2022 at 10.30 am in the MS Teams.

Members are reminded of their responsibility to declare any personal interest or disclosable pecuniary interest in respect of matters contained in this agenda.

The Agenda for the meeting is set out overleaf.

Yours faithfully

*Jackie Wilding*

**Director of Resources**

**City of Preston Town Fund Board**  
**Friday, 1 April 2022**

**AGENDA**

1. **Minutes** (Pages 1 - 4)

To confirm the Minutes of the meeting held on 4 March 2022.

2. **Declaration of Interest**

3. **Phase 3 Work Programme - Presentation**

The Board will receive a presentation on Phase 3 Work Programme.

4. **Any Other Business**

## City of Preston Town Fund Board

---

### City of Preston Town Fund Board 4 March 2022

**Present:** Mr J Chesworth in the Chair; Ms R Connor, Vice Chair; Councillors M Brown and Borrow, Mr A Phillips, Mr P Green, Ms A-M Parkinson, Ms J Anthony and Ms K Illingworth - Turner

**Also in attendance:**

Mr C Hayward	– Director of Development and Housing
Ms J Wilding	– Director of Resources & S151 Officer
Mr M Flemming	– TIG
Mr M Allen	– BEIS
Mr J Crellin	– Assistant Director (Head of City Growth & Regeneration) City Development
Ms B Joyce	–
Mr Z Bapu	– Senior Member Services Officer

**Apologies:** Sir M Hendrick, MP, Mr R Binns and Ms M Close

#### CD27 Minutes

The minutes of the Board meeting held on 13 December 2021 were confirmed as an accurate record.

#### CD28 Declaration of Interest

There were none.

#### CD29 Preston Station Quarter Regeneration Framework Presentation

Francis Glare from BDP gave a presentation to the Board on the Station Quarter Regeneration Framework. The Framework presented an opportunity to unlock and regenerate a key gateway of the City central to which was the Train Station. A lot of stakeholders had been involved in drawing up the Framework of which the tri-party Client Team was Lancashire County Council, Preston City Council and Uclan. The regeneration focus within the Framework was around the land surrounding Preston Station. Artist impressions of how the redevelopment of the area could look was presented

## City of Preston Town Fund Board

---

to the Board. It was highlighted that there were a lot projects happening in the City and Preston was key in terms of wider Lancashire progress due to its central location. The connectivity of the City and the train station played an important part in wider Lancashire.

The Framework developed was flexible and fluid so that it could accommodate future demands those known and unknown. The Framework highlighted that there was a need to improve the arrival experience at the Train Station and surrounding area, enhance the connectivity to the City Centre from the station and better links to the university quarter. Underused land surrounding the station was highlighted to the Board and the availability of Grade A office space in the City was zero. The Framework outlined a vision for the station quarter and how this part of the city could be transformed. There was an opportunity to make better use of the Train Station asset and it was suggested that the station could be a meeting hub for businesses and events. Various parts of the station quarter was highlighted and how the Framework proposed to regenerate those areas. These included Station East, University Walk, County Hill and Station West.

The Board Members made the following comments and observations:-

- The concept of residential development in the city centre was exciting however consideration needed to be given as to how it would fit in with the affordable housing policy and if this could mean that these schemes may not be viable. Alternatively there was an opportunity to work with social housing providers to build affordable homes off-site in other parts of the City.
- The housing requirement and modelling including consideration of affordable housing as part of this regeneration Framework was subject of work by a separate Consultant.
- Need to ensure that city centre regeneration schemes such as this benefit all communities of Preston. The benefits need to ripple out towards wider Preston.
- There was a need to protect existing independent businesses some of whom were very creative and managed to survive the pandemic.
- Preston was losing out to other areas due to non-existent Grade A office space.
- There were no plans in the Framework for CPO's.
- Young talent from the City was being lost to cities such as Manchester and Liverpool due to lack of Grade A office space which also meant large firms were relocating. There were examples of local firms having to relocate outside the city centre due to this reason.
- The projects in the Framework had a feel of reality and great opportunity for the City. The delivery of this would stimulate the local economy and bring great benefits to the City.

## City of Preston Town Fund Board

---

- The Framework should include consideration for the future of the Fishergate and how that would fit in with the regeneration programme particularly the demand for car parking.

The Board were informed that the Framework would be subject to a full public consultation starting later in March.

**Resolved** – That the Board noted the presentation.

### CD30 Towns Fund Investment Report (Paragraph 3)

Following introductions by Beckie Joyce, Daniel Lindsay from Ekosgen gave a presentation to the Board on the appraisals undertaken on the business cases of four Towns Fund projects these included:-

- Illuminate and Integrate
- Renewal of the Harris Quarter Assets
- Animate
- Youth Zone

The various elements of the appraisal was highlighted to the Board. It was reported that each project was appraised on the scheme itself, the strategic case, economic case, commercial case, financial case and management case. The appraisals then concluded with recommendations. Key findings during the appraisal process were highlighted and discussed with the Board and timescales for delivery was outlined. There were no red flags or significant concerns identified with any of the four projects appraised and this was reflected in the recommendations to the Board.

The Board made the following comments and observations:-

- Disappointment was expressed in respect of the exclusion of 10-12 Lancaster Road from the Renewal of the Harris Quarter Assets project.
- There had been significant dialogue and consideration before the decision was taken to withdraw the above from the project.
- It was suggested that a separate piece of work could be done with the support of the Board to revive the 10-12 Lancaster Road scheme. This was agreed in principle by the Board.
- The capacity to deliver the projects by the appointed Development partners was discussed and it was stated that there was confidence through the appraisal process that this could be achieved.
- The Chair thanked everyone involved in getting the projects to the stage they were at and highlighted the work done by the team in pulling all strands together. Mr Phillips echoed the Chair's comments.

**Resolved** – That the Board

## City of Preston Town Fund Board

---

(i) Approved the following Towns Fund grant allocations:

a.	Animate	£3,430,000
b.	Renewal of Harris Quarter Assets	£5,194,000
c.	Illuminate and Integrate	£1,411,200
d.	Preston Youth Zone	£5,292,000

subject to the conditions as detailed within the report;

(ii) Authorised the Chair of the Board to consult with the Accountable Body's Cabinet Member for Resources who has the delegated responsibility for approval of the CEIAG allocation;

(iii) Authorised the Chair of the Board to consult with the Director of Resources who has the delegated authority to prepare and submit the Summary Plans to government; and

(iv) The Board noted that the Accountable Body has delegated the finalisation and execution of Memorandums of Understanding and Grant Funding Agreements and other relevant legal documentation required for each of the projects to support project implementation to its Director of Resources.

### **CD31 Any other Business**

It was reported that a date for the 'Away Day' for Board Members was yet to be confirmed. Once the date is agreed a confirmation will be sent out.